



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 2-SA-26-C **AGENDA ITEM #:** 30
2-A-26-DP **AGENDA DATE:** 2/12/2026

▶ **SUBDIVISION:** 2921 BRADLEY LAKE LANE
▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC
OWNER(S): Scott Davis Mesana Investments, LLC

TAX IDENTIFICATION: 92 05305, 057 [View map on KGIS](#)
JURISDICTION: County Commission District 3
STREET ADDRESS: 0 BRADLEY LAKE LN (2921 BRADLEY LAKE LN)
▶ **LOCATION:** **Southeast side of Bradley Lake Ln, southeast of Amherst Rd**
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
FIRE DISTRICT: Karns Fire Department
WATERSHED: Grassy Creek
▶ **APPROXIMATE ACREAGE:** 19.93 acres

▶ **ZONING:** **PR(k) (Planned Residential with conditions), up to 6 du/ac, A (Agricultural), I (Industrial)**
PLACE TYPE: SR (Suburban Residential), HP (Hillside Ridgetop Protection)
▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**
▶ **PROPOSED USE:** **Detached residential subdivision**
SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 4 du/ac
South: Agriculture/forestry/vacant land, single family residential- PR (Planned Residential) up to 3 du/ac in the County, RN-2 (Single Family Residential Neighborhood) in the City, C (Former Planned District), HP (Hillside Protection Overlay)
East: Rural residential - A (Agricultural) in the County
West: Agriculture/forestry/vacant land, single family residential - RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay) in the City, I (Industrial) in the County

▶ **NUMBER OF LOTS:** 81
SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.
ACCESSIBILITY: Access is via Bradley Lake Lane, a local street with a pavement width of 12 ft within a 50-ft right-of-way.
▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES None.**

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL
1. Reduce the centerline radius from 250 ft to 175 ft. (STA 5+76.63 Road B).

2. Reduce the centerline radius from 250 ft to 200 ft. (STA 4+30.39 Road A).

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the intersection grade from 1% to 2% at all intersections.

STAFF RECOMMENDATION:

- **Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 14 conditions.

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4. Implementing the recommendations of the 2921 Bradley Lake Lane Subdivision Transportation Impact Study (TIS) (AJAX Engineering, 2/4/2025) as required by Knox County Engineering and Public Works during the design plan phase, including but not limited to the recommendations to re-examine the southbound left turn lane on Amherst Road at Bradley Lake Lane at full build-out of the 2921 Bradley Lake Lane Subdivision. The applicant must post a bond with Knox County Engineering and Public Works for the estimated cost of the southbound turn lane as recommended by the TIS before the final plat for the first phase of the subdivision is certified to record. Upon full build-out of the subdivision, the applicant must perform traffic counts as recommended by the TIS to determine if the turn lane warrant is met.
5. Entering into a memorandum of understanding (MOU) with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The cost of these improvements is the responsibility of the property owner. These improvements include, but are not limited to, widening the Bradley Lake Lane pavement width to 20 ft from the easternmost access point (Road C) for the proposed subdivision to the Spring Lake Farms subdivision entrance (Jumping Jack Lane), and a sidewalk on one side of Bradley Lake Lane along the subdivision's frontage per the requirements of the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code). The details regarding the road widening and sidewalk will be determined during the design plan phase.
6. Maintaining a 35 ft non-disturbance area and Type 'C' landscape screen (Exhibit C) along the west and south property boundaries, and providing a Type 'C' landscape screen between the houses and the east property boundary, per zoning condition #2 (11-K-24-RZ). This does not apply to the portion of the property zoned A (Agricultural). Existing trees that meet the intent of the Type 'C' landscape screen may count toward the screening requirement.
7. Installing high-visibility fencing at the edge of the 35-ft non-disturbance area and any existing trees outside the non-disturbance area that are being maintained and counted towards the required Type 'C' landscape screening. The high-visibility fencing must be installed before grading activities commence and maintained until construction is complete.
8. Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works during the design plan phase to determine if any areas shown as closed depression on the concept plan are required to be shown on the final plat as a closed contour sinkhole with a 50 ft buffer as required by Section 3.06.B of the Subdivision Regulations. If any building construction is proposed within the 50 ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50 ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50 ft buffer shall be designated on the final plat even if they are approved to be filled.
9. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval during the design plan phase regarding the potential stream in the southern portion of the site. The required stream buffers must be provided on the final plat if this is determined to be a stream. This may impact the alignment of Road A, and several lots may have to be consolidated or eliminated to provide

buildable area outside the stream buffers.

10. The subdivision name for the attached houses may be required to be a different name because there is not an internal road connection between the two portions of the development (Section 2.10.G.1 of the Sub Regs).

11. Installation of the sidewalk connection between the turnaround on Road C and Road B, as shown on the concept plan.

12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

13. Meeting all applicable requirements of the Knox County Zoning Ordinance.

14. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

► **Approve the development plan for up to 81 detached residential lots, and reduction of the peripheral setback from 35 ft to 25 ft along the Bradley Lake Lane frontage as shown on the development plan, subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance and the four zoning conditions.

2. Implementing reforestation of graded slopes and/or reducing the grading shown on the plan to comply with the recommended land disturbance of 11.25 acres, as shown in the slope analysis for the entire property. The Knox County Department of Engineering and Public Works will review and approve the timing for the tree planting installation during the design plan phase.

3. If the right-of-way dedication along Bradley Lake Lane is less than 25 ft from the road's centerline, as proposed on the concept plan, the peripheral setback will be increased in depth the same amount, provided, however, it shall not be required to exceed 35 ft.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

This is a revision from a concept and development plan for 2921 Bradley Lake Lane subdivision (3-SI-25-C/3-K-25-DP). This subdivision has 81 detached residential lots on the 19.54 acres zoned PR (Planned Residential). In December 2024, the property was rezoned from A (Agricultural) to PR(k) up to 6 du/ac, subject to 4 conditions (11-K-24-RZ). In the northwest corner of the site, 0.25 acres zoned A (Agricultural) and 0.14 acres I (Industrial) are incorporated into common area. The total site area is 19.93 acres.

The previous plan Road C was private and had townhomes. Now, all the lots are single family homes on public roads. The total number of lots has been reduced from 85 to 81 lots.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE- The property is zoned PR(k) (Planned Residential) with a density of up to 6 du/ac, subject to 4 conditions:

1) Improving Bradley Lake Lane to current roadway standards from the access point of the future development on the subject property to the entrance of the Spring Lake Farms subdivision.

2) 35 ft landscape buffer Type 'C' along the existing residences.

3) Traffic impact study.

4) Bradley Lake Ln is to be expanded to 20 ft at the expense of the developer.

With the notes on the concept plan and the recommended conditions, this proposal meets the zoning conditions.

A. The applicant is proposing to subdivide this 19.54-acre tract into 81 lots with single family houses. The PR zoning allows consideration of up to 6 du/ac.

B. The proposed subdivision has a density of 4.1 du/ac. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The applicant is requesting a reduction in the peripheral boundary along Bradley Lake Lane from 35 ft to 25 ft, as shown on the plan. The Planning Commission may reduce the setback to 15 ft along all property lines when a development is adjacent to A (Agricultural) or PR zones, which is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) and is in the HP (Hillside Protection) area on the

Future Land Use Map. Single family houses are considered a primary use in the SR place type. There are steep slopes along the northern portion of the property. The recommended land disturbance from the slope analysis is 11.25 acres. The plan is disturbing 13.9 acres. Staff are recommending a condition to disturb no more than 11.25 acres or reforest. This is consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 2, ensuring that development is sensitive to existing community character. The single family lots are similar to the single family lots in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville and Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

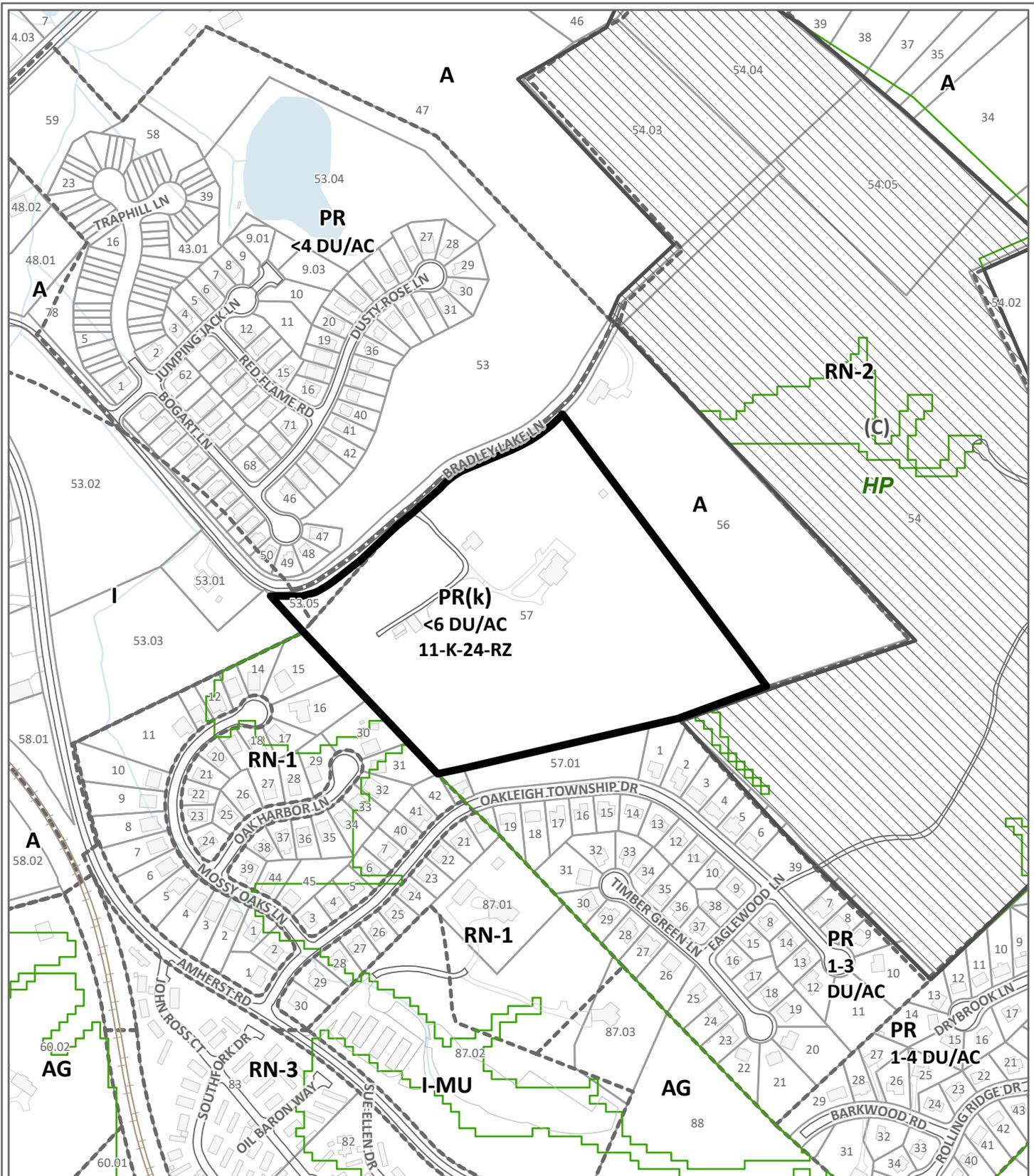
ESTIMATED STUDENT YIELD: 33 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



CONCEPT PLAN / DEVELOPMENT PLAN 2-SA-26-C / 2-A-26-DP

Petitioner: Mesana Investments, LLC



Detached residential subdivision in PR(k) (Planned Residential with conditions), <6 DU/AC, A (Agricultural), I (Industrial)

Original Print Date: 1/6/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 92
Jurisdiction: County

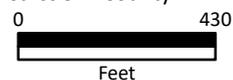
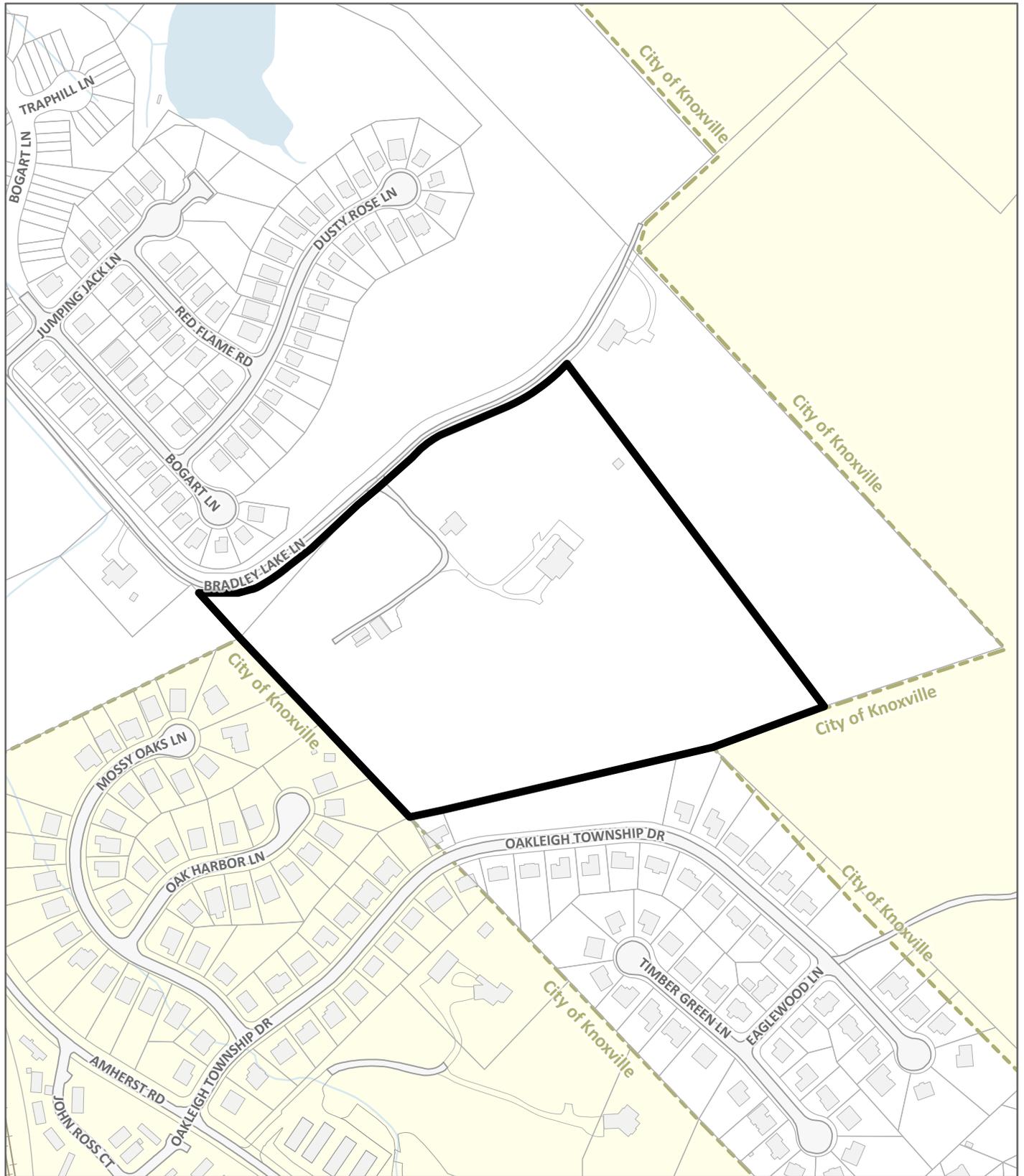


Exhibit A. Contextual Images



LOCATION MAP

2-A-26-DP / 2-SA-26-C



Case boundary

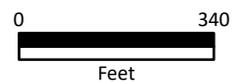
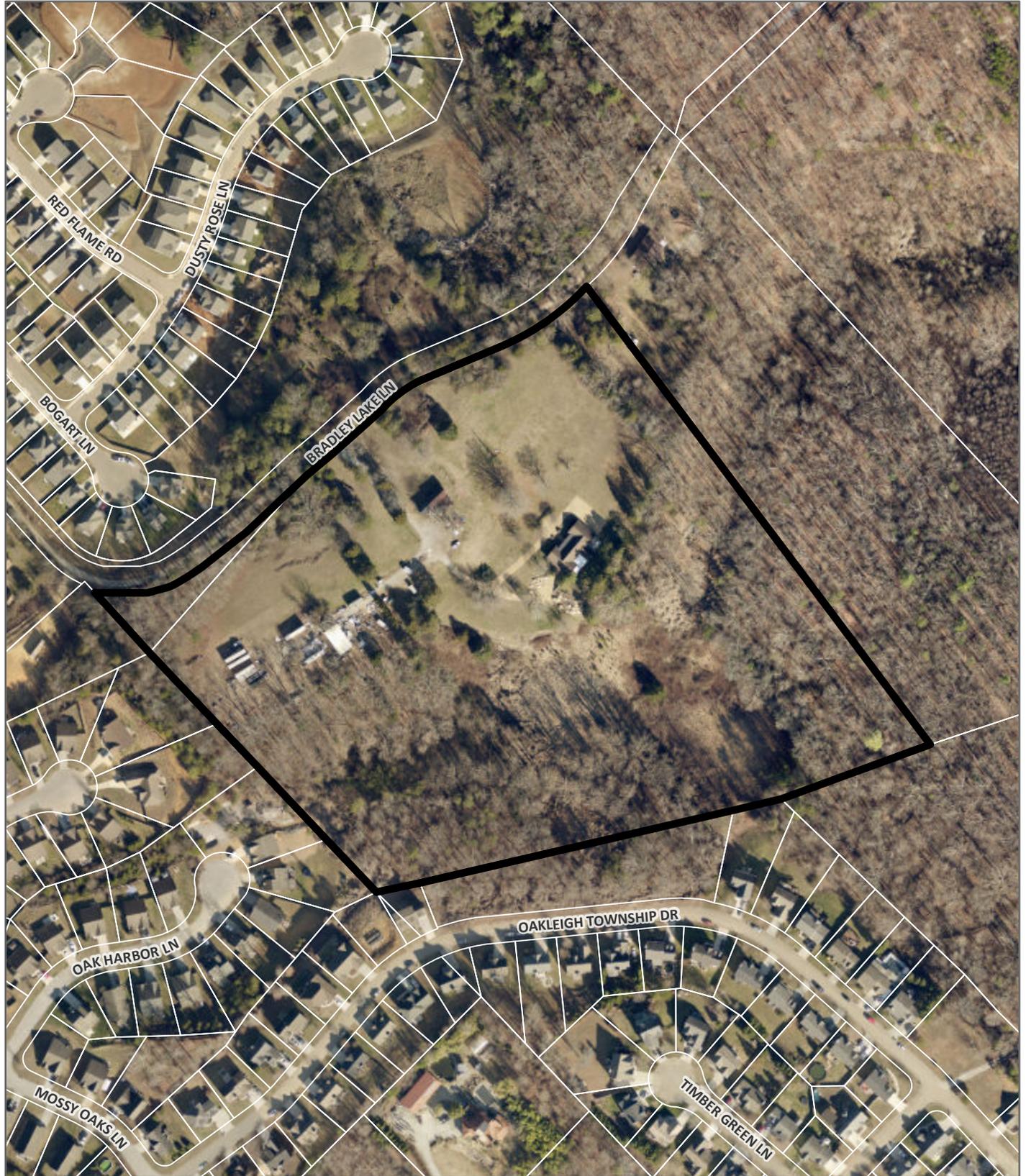


Exhibit A. Contextual Images



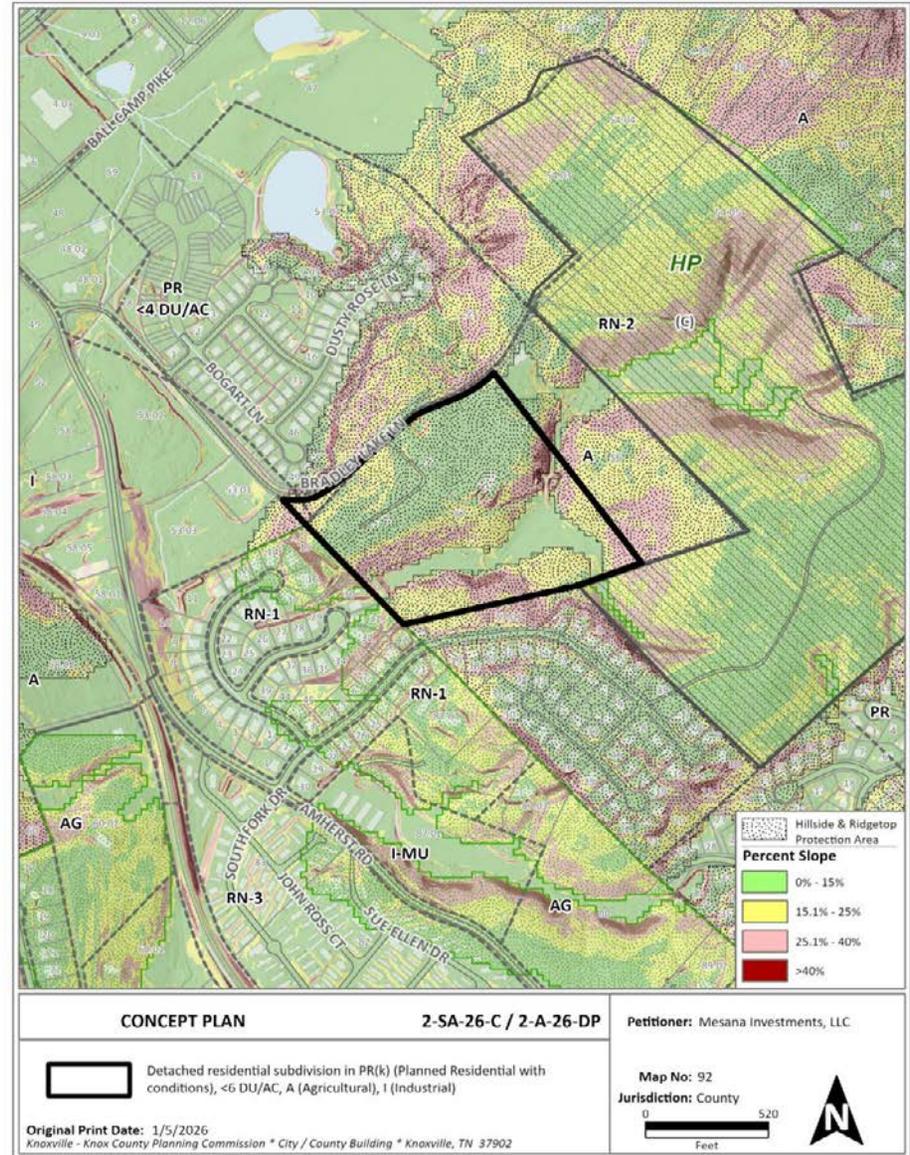
AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	20.27		
Non-Hillside	3.09	N/A	
0-15% Slope	7.70	100%	7.70
15-25% Slope	5.68	50%	2.84
25-40% Slope	3.30	20%	0.66
Greater than 40% Slope	0.51	10%	0.05
Ridgetops			
Hillside Protection (HP) Area	17.18	Recommended disturbance budget within HP Area (acres)	11.25
		Percent of HP Area	65.5%



CONCEPT PLAN

U.E.I. PROJECT NO. 2411046

2921 BRADLEY LAKE LANE

SITE ADDRESS: 2921 BRADLEY LAKE LANE, KNOXVILLE, TENNESSEE 37921
TAX MAP: 92, PARCELS: 57 & 53.05



LOCATION MAP

DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

PLANNING FILE# 2-SA-26-C/2-A-26-DP

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4 & C-5
PRELIMINARY GRADING PLAN	C-6 & C-7

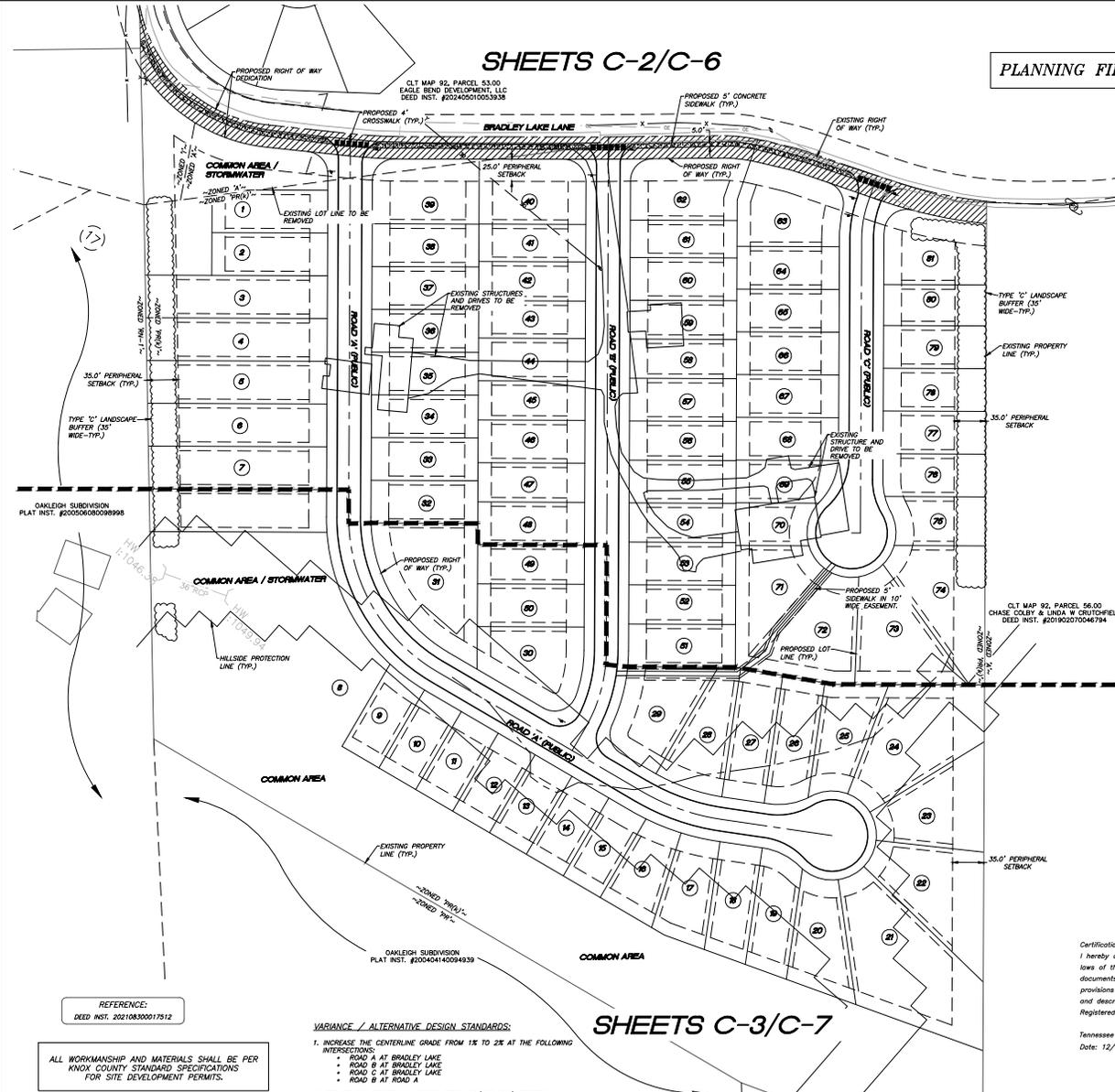
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdividing Regulations except as has been itemized and described in a report filed with the State Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108894
Date: 12/16/25



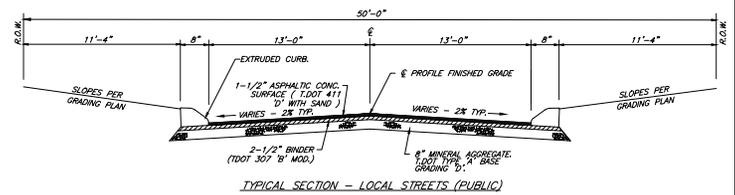
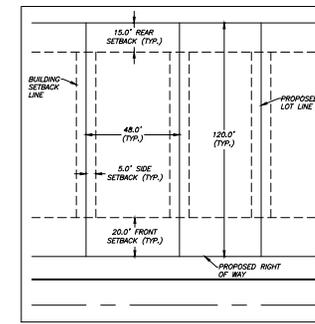
ISSUE NO.	DATE	DESCRIPTION
3	1/27/26	SUBMITTAL 3
2	1/16/26	SUBMITTAL 2

SHEETS C-2/C-6

PLANNING FILE# 2-SA-26-C/2-A-26-DP



- SITE PLAN NOTES:**
- 092057 IS ZONED "TR1A" <6 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 20'
 REAR: 20'
 PERIMETER: BRADLEY LAKE LANE 25'
 ALL OTHERS: 35'
 SIDE: 5', UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REFER TO FILE # 11-K-24-RZ FOR CONDITIONS OF REZONING.
 - THE PORTION OF 092053 IS ZONED "A". SETBACKS ARE AS FOLLOWS:
 FRONT: 40'
 REAR: 35'
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 19.93 ACRES. 19.54 (IN PD), 0.25-ACRE (IN A), 0.14-ACRE (IN V).
 - THE DEVELOPMENT PROPOSES 81-UNITS (4.1 UNITS PER ACRE).
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC FRONT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 4.558 ACRES (23.8%).
 - BRADLEY LAKE LANE SHALL BE WIDENED TO 20' OF PAVEMENT FROM JUMPING JACK LANE TO ROAD "C" (APPROX. 1,560 L.F.) WITH A POTENTIAL 5' SIDEWALK. THE DESIGN IS TO BE REVIEWED AND APPROVED BY RCW DURING THE DESIGN PHASE.
 - FOR CONDITIONS OF THE CURRENT PROJECT APPROVAL, REFER TO PLANNING FILE NUMBERS 3-S-25-C & 3-K-25-DP.
 - THE TOTAL APPROXIMATE AREA DISTURBED IS 16.64 ACRES (13.9% IN HILLSIDE PROTECTION)
 - THE TOTAL AREA OF THE DEVELOPMENT COVERED BY HILLSIDE PROTECTION IS APPROXIMATELY 16.8 ACRES.



Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdividing Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 12/16/25



REVISION	DATE	DESCRIPTION	BY
2	1/27/26	SUBMITTAL 3	CAS
1	1/16/26	SUBMITTAL 2	CAS

SHEET C-1

SITE PLAN - OVERALL

2921 BRADLEY LAKE LANE

SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCELS 57 & 53.05
 SCALE: 1"=60" DECEMBER 16, 2025

DEVELOPER: MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWG: CLM CHK: CAS DWS: NO. 2411046

SHEETS C-3/C-7

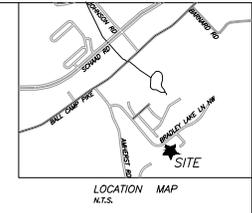
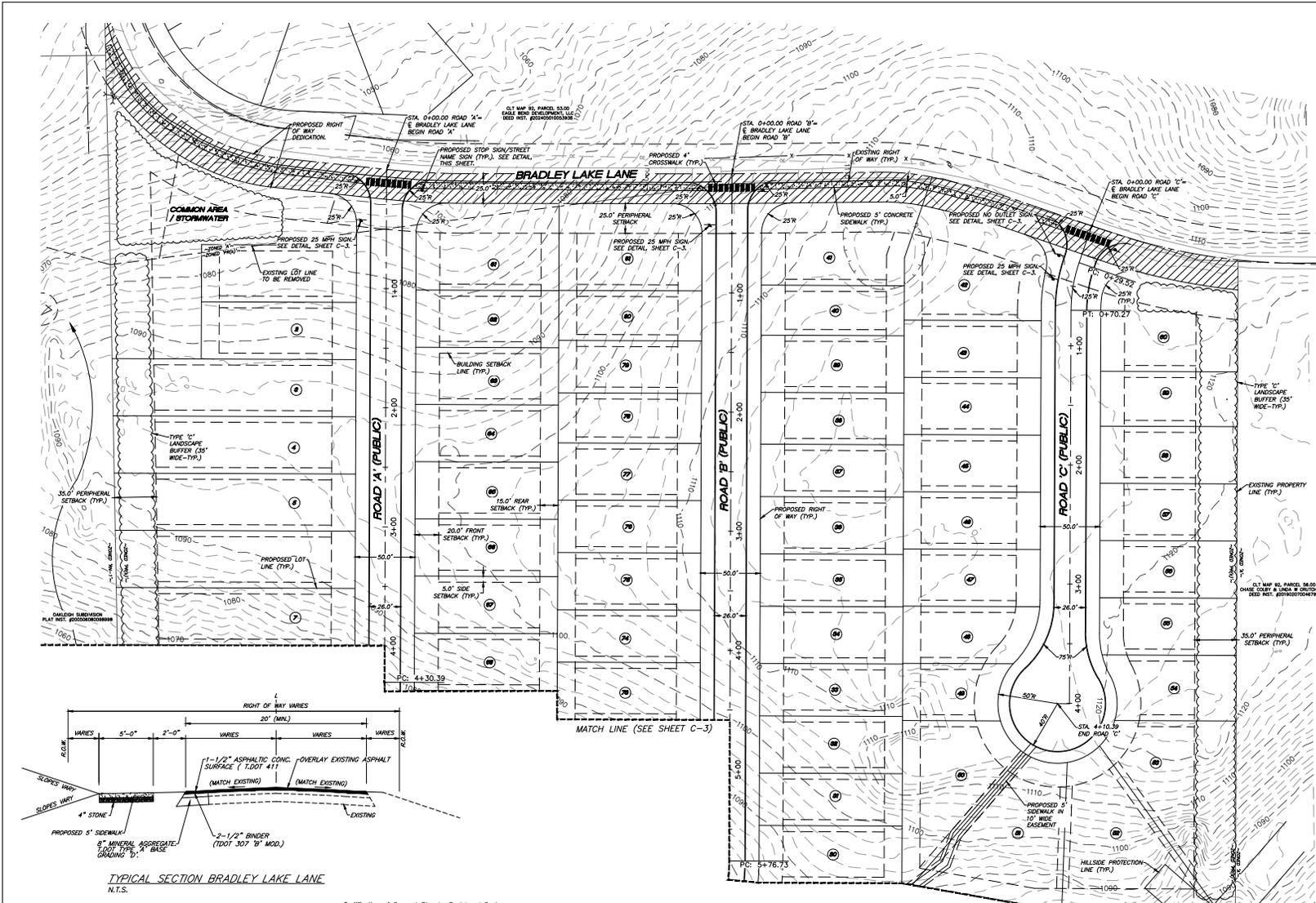
- VARIANCE / ALTERNATIVE DESIGN STANDARDS:**
- INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT THE FOLLOWING INTERSECTIONS:
 - ROAD A AT BRADLEY LAKE
 - ROAD B AT BRADLEY LAKE
 - ROAD C AT BRADLEY LAKE
 - ROAD B AT ROAD A
 - REDUCE THE CENTERLINE RADIUS FROM 250' TO 200' BETWEEN STATIONS 4+30.39 AND 6+39.54 (ROAD A).
 - REDUCE THE CENTERLINE RADIUS FROM 250' TO 175' BETWEEN STATIONS 5+76.63 AND 6+68.61 (ROAD B).

CLT MAP 92, PARCEL 54.00
 SHANNON L & STUART T MCKERREN
 DEED INST. #20210802008652

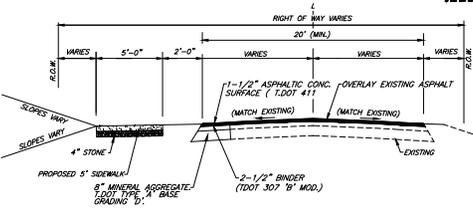
REFERENCE:
 DEED INST. 202108300017512

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



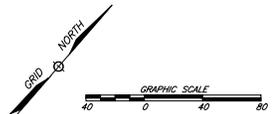


- SITE PLAN NOTES:**
- 0.00257 IS ZONED (TRD) <6 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 20'
 REAR: 25'
 SIDE: 5', UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REFER TO FILE # 11-K-24-RZ FOR CONDITIONS OF REZONING.
 - THE PORTION OF 0.02053 IS ZONED 'A'. SETBACKS ARE AS FOLLOWS:
 FRONT: 40'
 REAR: 35'
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TWIN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 19.93 ACRES. 19.54 (IN PFD), 0.25-ACRE (IN A), 0.14-ACRE (IN U).
 - THE DEVELOPMENT PROPOSES 81-UNITS (4.1 UNITS PER ACRE).
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 4.054 ACRES (20.3%).
 - BRADLEY LAKE LANE SHALL BE WIDENED TO 20' OF PAVEMENT INCLUDING JUNK LANE TO ROAD 'C' (APPROX. 1280 L.F.) WITH A POTENTIAL 5' SIDEWALK. THE DESIGN IS TO BE REVIEWED AND APPROVED BY KCEPM DURING THE DESIGN PHASE.
 - FOR CONDITIONS OF THE CURRENT CONCEPT APPROVAL, REFER TO PLANNING FILE NUMBERS 3-25-C & 3-4-25-C.
 - THE TOTAL APPROXIMATE AREA DISTURBED IS 16.68 ACRES (13.9% IN HILLSIDE PROTECTION)
 - THE TOTAL AREA OF THE DEVELOPMENT COVERED BY HILLSIDE PROTECTION IS APPROXIMATELY 16.8 ACRES.



TYPICAL SECTION BRADLEY LAKE LANE
N.T.S.

Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 12/16/25



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REFERENCE:
 DEED INSTR. 20210830017512

PLANNING FILE# 2-SA-26-C/2-A-26-DP

REVISION	DATE	DESCRIPTION	BY
2	1/27/26	SUBMITTAL 3	CAS
1	1/16/26	SUBMITTAL 2	CAS

SHEET C-2

SITE PLAN

2921 BRADLEY LAKE LANE

ADDRESS: 2921 BRADLEY LAKE LANE (37921)

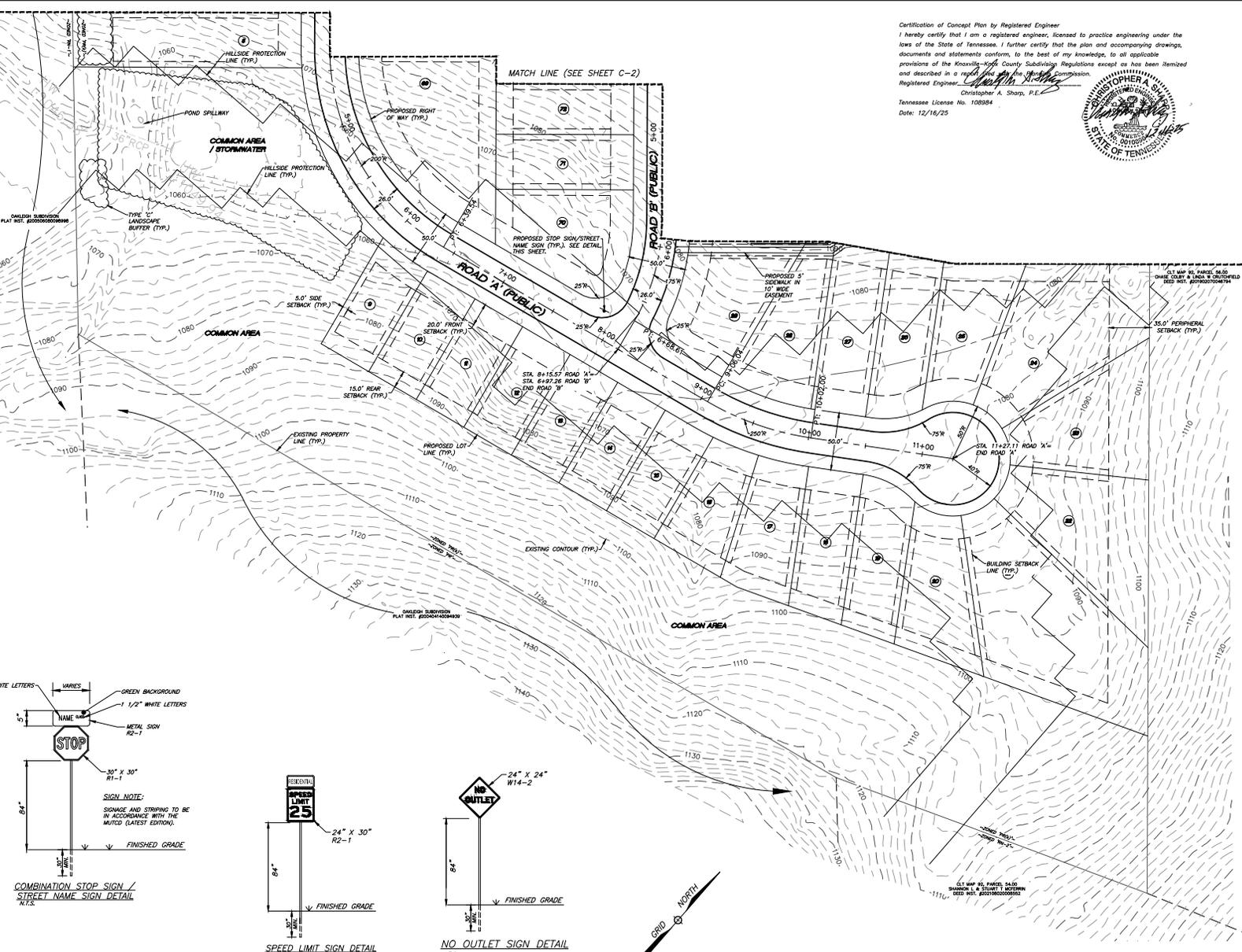
DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCELS 57 & 53.05
 SCALE: 1"=40' DECEMBER 16, 2025

DEVELOPER: MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

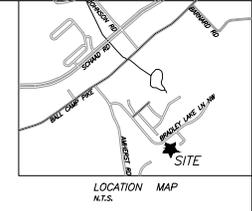
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWG: CLM CHK: CAS DWS: NO. 2411046



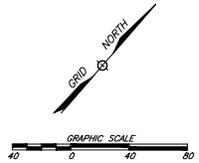
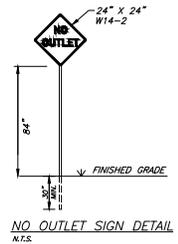
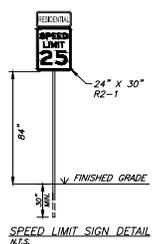
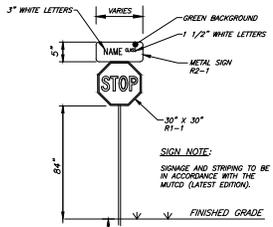


Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivisions Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer, Christopher A. Sharp, P.E.
 Tennessee License No. 100984
 Date: 12/16/25



- SITE PLAN NOTES:**
- 092057 IS ZONED 'PRIV' <6 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 20'
 REAR: 15'
 REFERENCE TO FILE # 11-K-24-R2 FOR CONDITIONS OF REZONING.
 THE PORTION OF 092053 IS ZONED 'A'. SETBACKS ARE AS FOLLOWS:
 FRONT: 40'
 REAR: 35'
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TELL ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 19.83 ACRES. 19.54 (IN PR), 0.25-ACRE (IN A), 0.14-ACRE (IN U)
 - THE DEVELOPMENT PROPOSES 81-UNITS (4.1 UNITS PER ACRE).
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 3' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.
 - PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 4.05± ACRES (20.3%)
 - BRADLEY LAKE LANE SHALL BE WIDENED TO 20' OF PAVEMENT FROM JUMPING JACK LANE TO ROAD 'B' (APPROX. 1,500 L.F.) WITH A POTENTIAL 5' SIDEWALK. THE DESIGN IS TO BE REVIEWED AND APPROVED BY RCETW DURING THE DESIGN PHASE.
 - FOR CONDITIONS OF THE CURRENT CONCEPT APPROVAL, REFER TO PLANNING FILE NUMBERS 3-SI-25-C & 3-K-25-04.
 - THE TOTAL APPROXIMATE AREA DISTURBED IS 16.6± ACRES (13.9± IN HILLSIDE PROTECTION)
 - THE TOTAL AREA OF THE DEVELOPMENT COVERED BY HILLSIDE PROTECTION IS APPROXIMATELY 1.6± ACRES.

REFERENCE:
 DEED INST. 202108300017512



PLANNING FILE# 2-SA-26-C/2-A-26-DP

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REVISION	DATE	DESCRIPTION
2	1/27/26	SUBMITTAL 3
1	1/16/26	SUBMITTAL 2

SHEET C-3

SITE PLAN

2921 BRADLEY LAKE LANE

SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

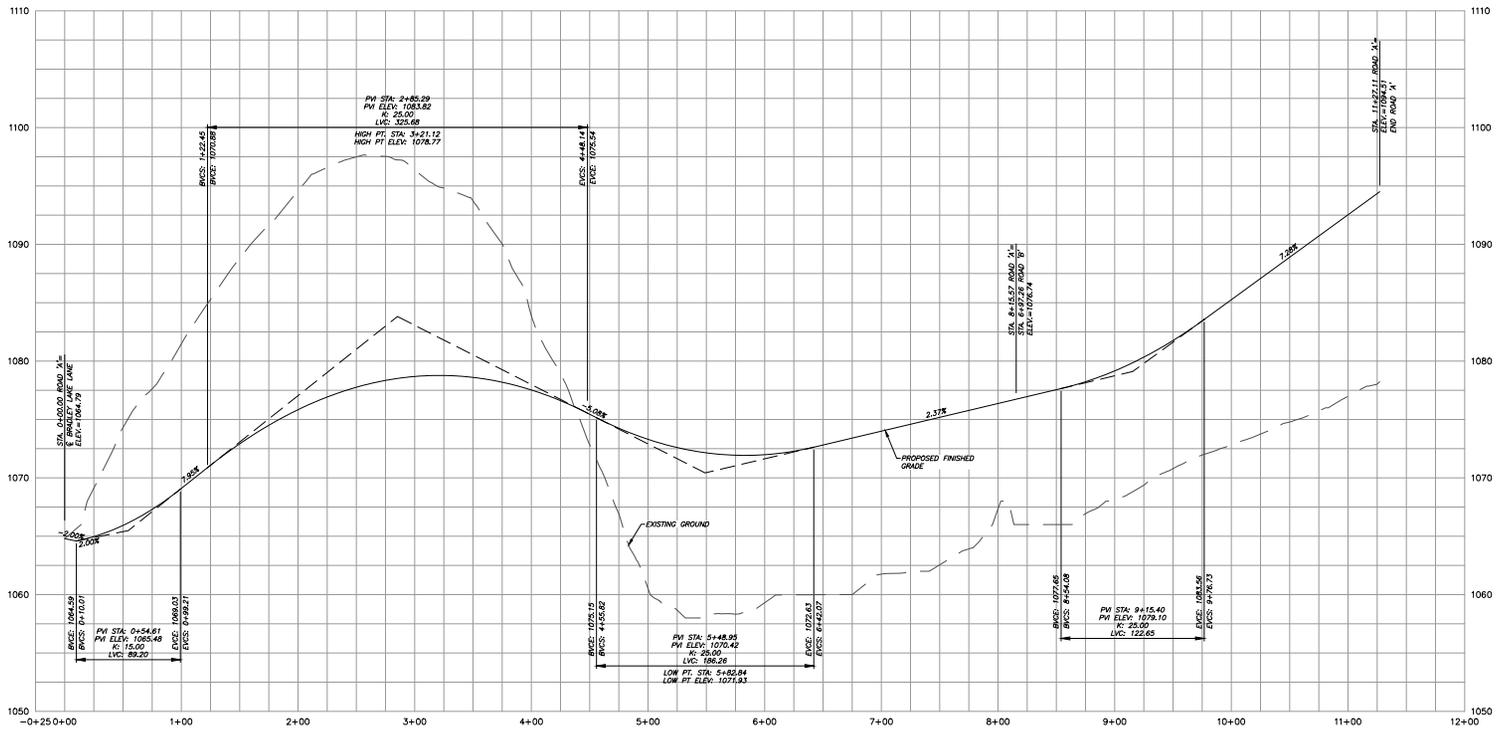
DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCELS 57 & 53.05
 SCALE: 1"=40' DECEMBER 16, 2025

DEVELOPER: MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWG: CLM CHK: GAS DWS: NO. 2411046





PROFILE VIEW: ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville County Subdividing Regulations except as has been itemized and described in a separate report for the Planning Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 12/16/25



SHEET C-4

ROAD 'A' PROFILE
2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCELS 57 & 53.05
 SCALE: AS NOTED DECEMBER 16, 2025

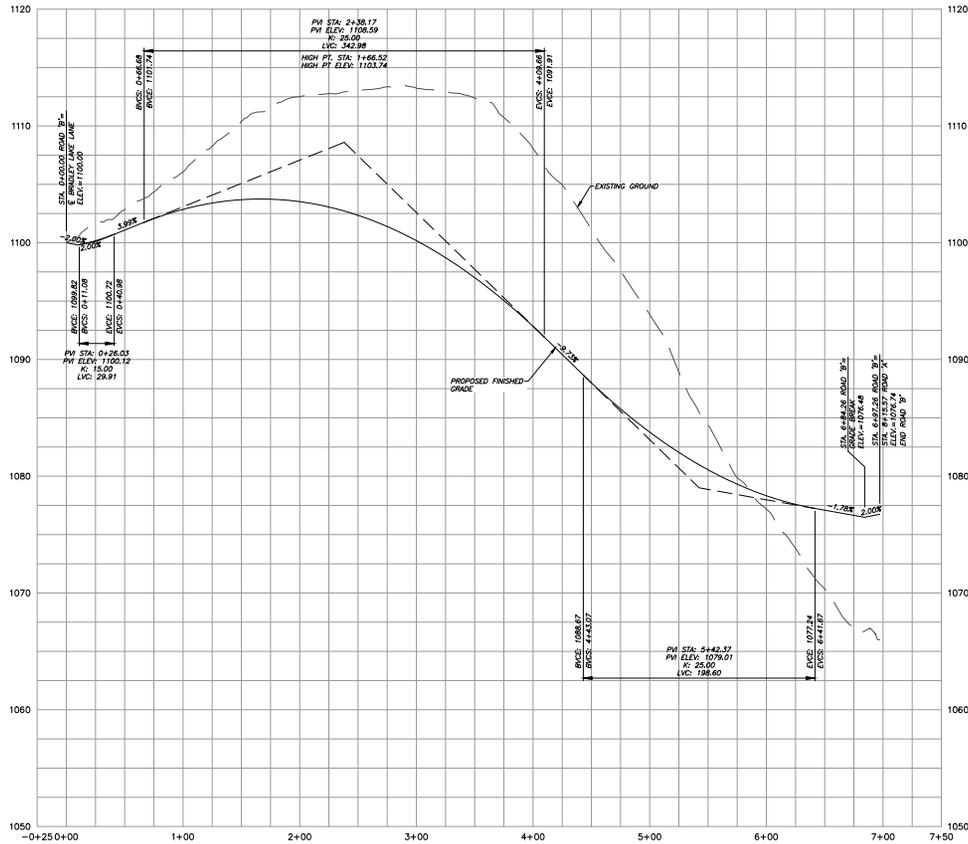
DEVELOPER:
 MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

URBAN ENGINEERING, INC.
 P.O. BOX 11315
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

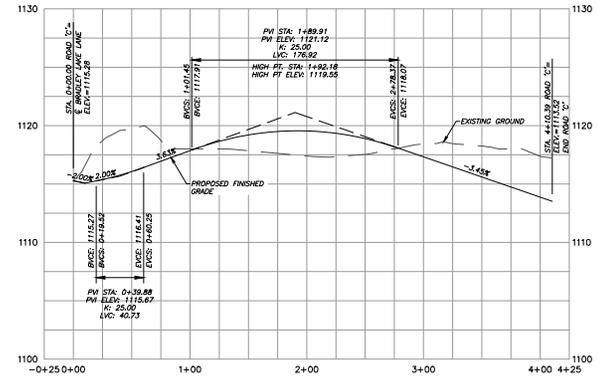


PLANNING FILE# 2-SA-26-C/2-A-26-DP

REVISION	DATE	DESCRIPTION	BY
1	1/16/26	SUBMITTAL 2	CAS



PROFILE VIEW: ROAD 'B'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



PROFILE VIEW: ROAD 'C'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)

Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdividing Regulations except as has been itemized and described in a report filed with the State Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108884
 Date: 12/16/25



SHEET C-5

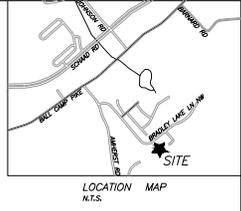
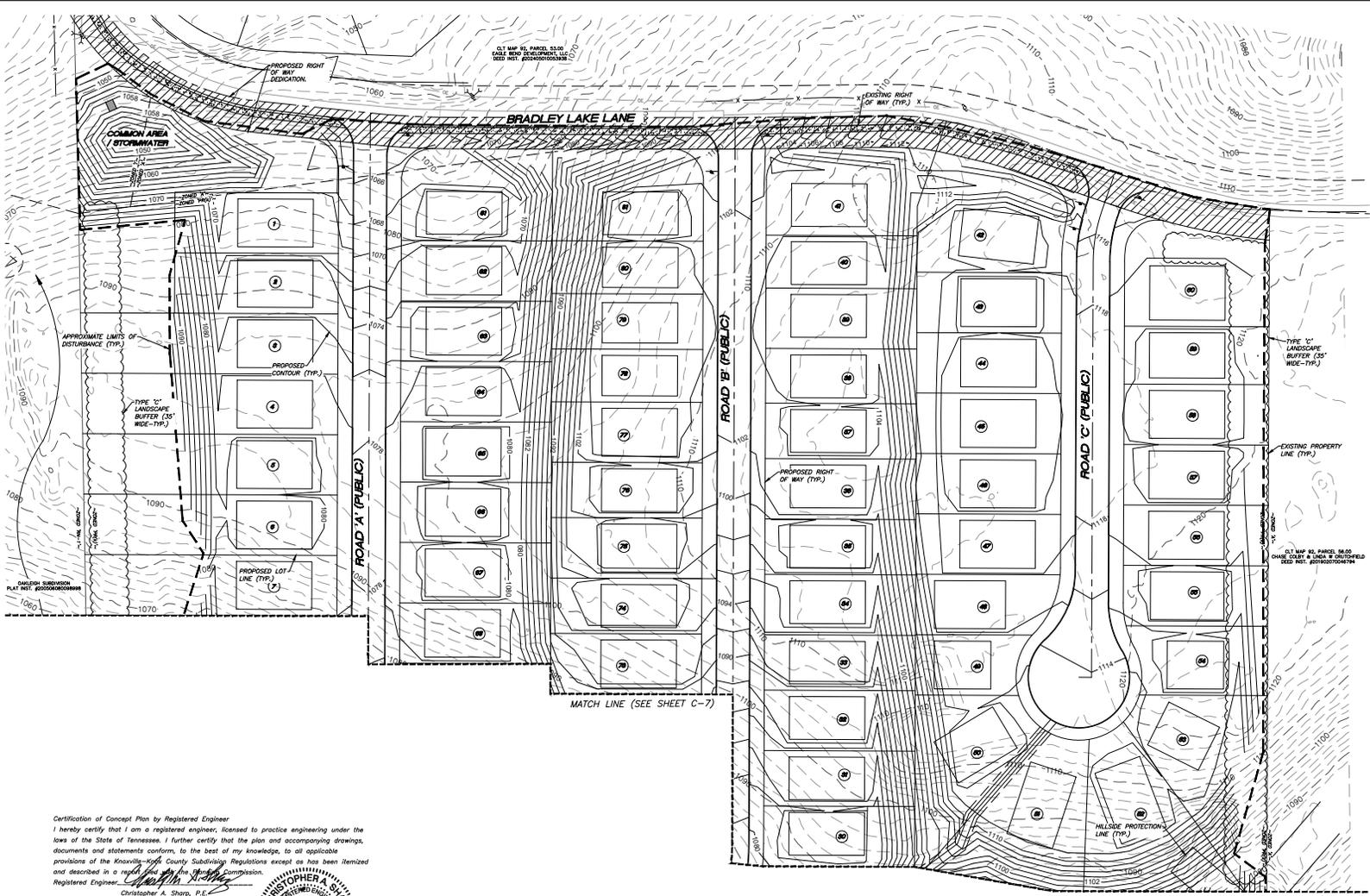
ROADS 'B' AND 'C' PROFILES
 2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCELS 57 & 53.05
 SCALE: AS NOTED DECEMBER 16, 2025
 DEVELOPER: MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

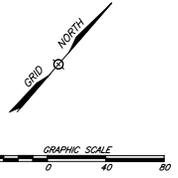


PLANNING FILE# 2-SA-26-C/2-A-26-DP

REVISION	DATE	DESCRIPTION	BY
1	1/16/26	SUBMITTAL 2	CAS



Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdividing Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Christopher A. Sharp, P.E.*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108884
 Date: 12/16/25



ALL WORKMANSHIP AND MATERIALS SHALL BE PER
 KNOX COUNTY STANDARD SPECIFICATIONS
 FOR SITE DEVELOPMENT PERMITS.

PLANNING FILE# 2-SA-26-C/2-A-26-DP

REFERENCE:
 DEED INST. 20210830017512

REVISION	DATE	DESCRIPTION	BY
2	1/27/26	SUBMITTAL 3	CAS
1	1/16/26	SUBMITTAL 2	CAS

SHEET C-6

PRELIMINARY GRADING PLAN
2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCELS 57 & 53.05
 SCALE: 1"=40' DECEMBER 16, 2025

DEVELOPER:
 MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

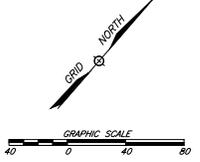
DWG: CLM CHK: CAS DWS: NO. 2411046



Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdividing Regulations except as has been itemized and described in a report filed with the State Commission.
 Registered Engineer, Christopher A. Sharp, P.E.
 Tennessee License No. 100984
 Date: 12/16/25



LOCATION MAP
N.T.S.



SHEET C-7

PRELIMINARY GRADING PLAN
2921 BRADLEY LAKE LANE
 SITE ADDRESS: 2921 BRADLEY LAKE LANE (37921)
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCELS 57 & 53.05
 SCALE: 1"=40' DECEMBER 16, 2025
 DEVELOPER:
 MESANA INVESTMENTS, LLC
 P.O. BOX 11315
 KNOXVILLE, TN 37939



REFERENCE:
DEED INST. 20210830017512

PLANNING FILE# 2-SA-26-C/2-A-26-DP

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REVISION	DATE	DESCRIPTION	BY
2	1/27/26	SUBMITTAL 3	CAS
1	1/16/26	SUBMITTAL 2	CAS

DWG: CLM CHK: CAS DWS: NO. 2411046

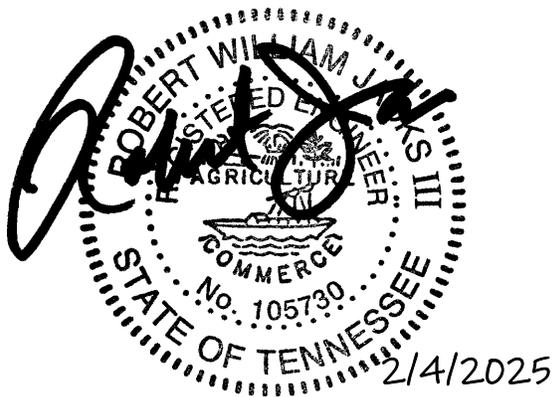


Transportation Impact Study 2921 Bradley Lake Lane Subdivision Knox County, Tennessee



Updated February 2025

Prepared for:
Mesana Investments, LLC
P.O. Box 11315
Knoxville, TN 37939



3-SI-25-C / 3-K-25-DP
TIS Version 2
2/4/2025

CONCLUSIONS & RECOMMENDATIONS

The following is an overview of recommendations to minimize the transportation impacts of the 2921 Bradley Lake Lane Subdivision on the adjacent transportation system while attempting to achieve an acceptable traffic flow and safety level.



Amherst Road at Bradley Lake Lane: This intersection is projected to operate with average to reasonable vehicle delays and minimal vehicle queues for all movements.

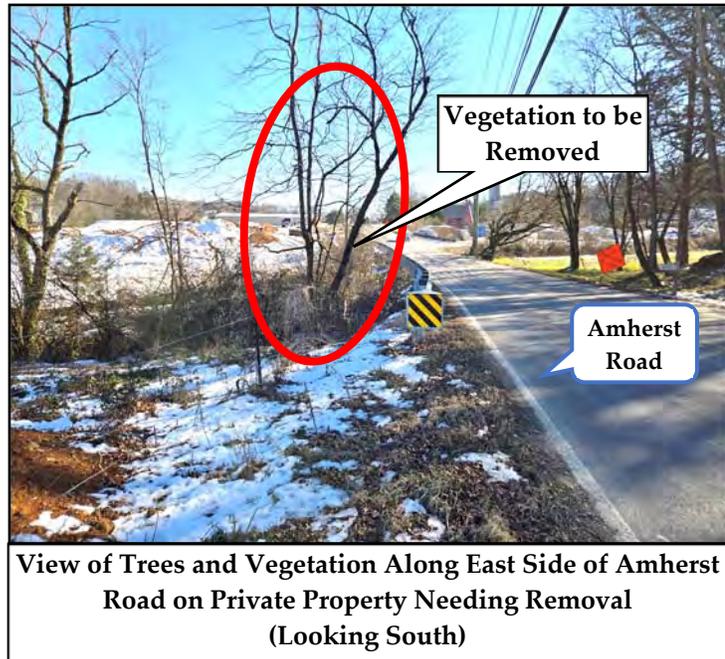
- 1a) A separate southbound left-turn lane on Amherst Road at Bradley Lake Lane is not warranted based on the projected 2028 volumes strictly based on the trips generated by the future residences in the second phase of Spring Lake Farms Subdivision and 2921 Bradley Lake Lane Subdivision. However, due to the estimated thru trips generated by the Maddox Companies sports facility at the intersection, by 2028, the intersection is projected to experience volumes that warrant the need for a southbound left-turn lane on Amherst Road at Bradley Lake Lane.

Since the results produced in the study are based on a land use with limited data in the ITE's Trip Generation Manual and may overestimate the number of trips that the sports facility could generate, it is recommended that the need for a southbound left-turn lane be re-examined in 2028 or when all three developments are entirely constructed and occupied. This re-examination would need to conduct new traffic counts at the intersection to determine if the trips generated by all three developments and the background traffic meet the threshold for a turn lane. The developer and the County should agree to a Memorandum of Understanding (MOU) that if the future volumes at the intersection during the re-examination meet the turn lane threshold, plans can be made to provide a southbound left-turn lane on Amherst Road at Bradley Lake Lane.

- 1b) Future landscaping or signage must not impact the intersection sight distance from Bradley Lake Lane at Amherst Road.
- 1c) Based on a posted speed limit of 30 mph on Amherst Road, the required intersection sight distance is 300 feet for exiting left and right-turning vehicles. The existing sight distances from Bradley Lake Lane at Amherst Road were estimated visually to be adequate in both directions. However, several items to the south of this intersection,

including a horizontal curve on Amherst Road, vegetation, and existing fence posts along the eastern side of the road, hinder further distance viewing to the south.

Due to these items reducing the potential amount of sight distance to the south and its benefits if it were extended, it is recommended that an existing tree and vegetation



along the east side of Amherst Road be removed. This tree and vegetation are on private property and along an existing creek. The Maddox Companies own this property, and the site plan for their proposed sports facility does not show any activity in this area. Nonetheless, this property owner should be approached to determine if these items can be removed and maintained in future conditions. Knox County should facilitate this recommendation since it affects motorists on the public roadway, and the tree and vegetation are on private property.



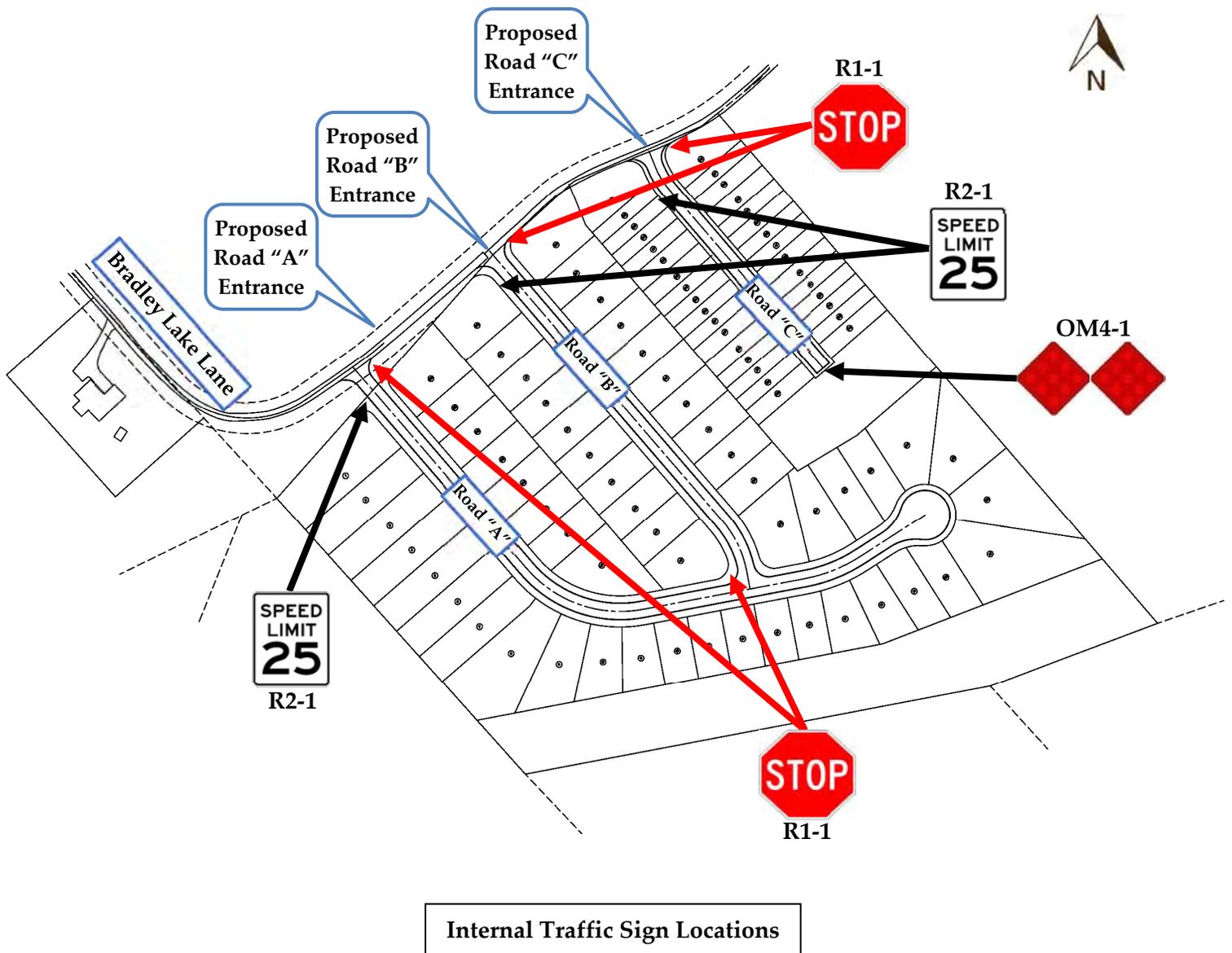
Bradley Lake Lane at Proposed Road “A”, “B”, and “C” Entrances: While not specifically calculated, these intersections are expected to operate with little to no vehicle delays and queues due to the near-zero conflicting volumes on Bradley Lake Lane.

- 2a) It is recommended that a Stop Sign (R1-1) be installed and a 24” white stop bar be applied to the Proposed Entrance approaches at Bradley Lake Lane. The stop bars should be applied a minimum of 4 feet away from the edge of Bradley Lake Lane and placed at the desired stopping point that maximizes the sight distance.
- 2b) Intersection sight distance from the Proposed Entrances at Bradley Lake Lane must not be impacted by future landscaping, signage, or vegetation.
- 2c) Based on an assumed maximum speed limit of 30 mph on Bradley Lake Lane, the required intersection sight distance is 300 feet for exiting vehicles at the proposed entrances. The existing sight distances were estimated visually to be inadequate in at least one direction at all of the proposed entrance locations based on an assumed maximum of 30 mph. Sight distance to the east and west from the proposed entrance locations is currently limited due to vegetation on both sides of Bradley Lake Lane and horizontal curves. This vegetation will need to be removed during construction, which will likely allow for more than 300 feet of sight distance at each entrance location. The site designer must ensure that the intersection sight distances are accounted for and provided in the design plans for all three proposed entrances.



2921 Bradley Lake Lane Subdivision Internal Roads: The layout plan shows three new streets, as shown in Figure 3.

- 3a) A 25-mph Speed Limit Sign (R2-1) is recommended to be posted near the beginning of the Proposed Entrance roads off Bradley Lake Lane.
- 3b) A Stop Sign (R1-1) with a 24" white stop bar is recommended to be installed at the internal road intersection, as shown in the image below. Dual end-of-roadway object markers (OM4-1) should be installed at the end of subdivision Road "C". A hammerhead turnaround for vehicles should also be provided at the end of Road "C".



- 3c) Five proposed lots in the subdivision are adjacent to and south of Bradley Lake Lane. All of these lots will have access to either Road "A", "B", or "C" and should not be allowed direct access to Bradley Lake Lane.

- 3d) Sight distance at the new internal intersections must not be impacted by new signage, parked cars, or future landscaping. With a proposed speed limit of 25-mph in the development, the required internal intersection sight distance is 250 feet. The site designer should ensure that this internal sight distance length is met.

- 3e) If directed by the local post office, the site designer should include a parking area and a centralized mail delivery center within the development for the subdivision residents.

- 3f) All drainage grates and covers for the residential development must be pedestrian and bicycle-safe.

- 3g) The internal roads in the proposed subdivision will have long, straight road segments. Straight road segments encourage higher vehicle speeds. It is recommended that the civil site designer consider including traffic calming measures on these internal roads, such as speed humps or tables. Specifics regarding this recommendation should be discussed in the design phase with Knox County Engineering.

- 3h) All road and intersection elements should be designed to AASHTO and Knox County specifications and guidelines to ensure proper operation.



Other Transportation Issues: Several other transportation items must be addressed to develop the 2921 Bradley Lake Lane Subdivision. A few of these are unrelated and not contributable to development and are included in the following:

4a) As part of approving the rezoning of the development property to Planned Residential (PR), Knox County included an amendment that Bradley Lake Lane “be expanded to 20 ft at the expense of developer”. Based on this amendment, it is recommended that Bradley Lake Lane be widened to 20 feet from Jumping Jack Lane to just past the Proposed Road “B” Entrance, approximately 1,550 feet. The pavement width of this section of Bradley Lake Lane was measured every 150 feet and indicated current asphalt widths that fluctuated between 9.5 and 12 feet.

4b) As discussed, a warning sign at the sharp horizontal curve on Bradley Lake Lane for travel towards Amherst Road has been damaged, fallen from its post, and is lying on the side of the road. However, the advisory 15 mph plaque on the post remains. This sign, a Turn Sign (W1-1R), should be reinstated and the post straightened. To adequately warn motorists heading in the opposite direction towards the proposed subdivision, a Turn Sign (W1-1L) with an advisory 15 mph plaque (W13-1P) on a single post should also be installed on Bradley Lake Lane in advance of the sharp horizontal curve.



4c) Furthermore, due to the steepness of the cut slope produced by the Spring Lake Farm Subdivision construction, consideration should be given to providing a guardrail on the north side of Bradley Lake Lane, just east and up to the sharp horizontal curve. This cut slope is 2:1 and has an elevation change of approximately 25 feet from the top to the base at its maximum. The toe of the cut slope ends in the backyard of three single-family detached



houses in the first phase of Spring Lake Farms Subdivision. Details regarding this road widening and the potential need for a guardrail should be discussed further with Knox County Engineering and Public Works.

- 4d) Due to several off-road crashes with objects on Amherst Road near Bradley Lake Lane, it is recommended that the County review the identified individual crash reports to determine if the narratives or other information could provide further insight as to the cause of these crashes and whether if there are identifiable modifications that could reduce these types of crashes. The crash data on Amherst Road near Bradley Lake Lane indicated a couple of crashes due to collisions with ditches. This section of Amherst Road currently has evidence of vehicles off-tracking the pavement. The crash data review may indicate that the edges of Amherst Road could be supplemented with additional pavement to reduce vehicles leaving the roadway.



Vehicle Off-Tracking on Amherst Road near Bradley Lake Lane (Looking South)

At a minimum, due to the successive reverse curves on Amherst Road near Bradley Lake Lane, posting Reverse Turn (W1-3) signs in advance of these curves in both directions on Amherst Road may be beneficial. Reverse Turn (W1-3) signs would be appropriate in this situation since there are two changes in the roadway alignment in opposite directions and are separated by a tangent distance of less than 600 feet, as described in the Manual on Uniform Traffic Control Devices (MUTCD).

- 4e) Knox County is recommended to install a 25-mph Speed Limit Sign (R2-1) on Bradley Lake Lane for vehicles turning off Amherst Road and traveling towards the 2921 Bradley Lake Lane Subdivision and the Spring Lake Farms Subdivision. This speed would be appropriate due to Bradley Lake Lane's sharp horizontal curve (with an already posted advisory speed of 15 mph) and residential nature.

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

- Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Chris Sharp

Digitally signed by Chris Sharp
Date: 2026.01.16 08:51:54
-05'00'

Christopher Sharp

1/16/26

Signature

Printed Name

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the intersection grade from 1% to 2% at all intersections.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

KCEPW supports this request since no unsafe conditions are being created. SE

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

Reduce the centerline radius from 250' to 200' (Sta. 4+30.39 Road A).

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the centerline radius from 250' to 175' (Sta. 5+76.63 Road B).

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

1/31/2026

2/13/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Scott Davis
Applicant Name

12-17-2025
Date